



Danesmead Close, York

£115,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Danesmead Close, York YO10 4QX

Est. 1871

£115,000

Situated within the well-regarded Homeyork House development in the heart of Fulford, this well-presented apartment offers comfortable, low-maintenance living for the over 60s in a friendly and secure community. Enjoying a convenient position close to local amenities and regular transport links into York city centre, it provides an excellent opportunity for those seeking independent living with the reassurance of on-site facilities and support when required.

The apartment offers a practical and well-planned layout, with a welcoming entrance hall leading through to a spacious sitting room. Filled with natural light and enjoying a pleasant outlook over the beautifully maintained communal gardens, the living space provides ample room for both seating and dining, with direct access outside allowing residents to make the most of the attractive surroundings.

Located just off the sitting room, the fitted kitchen offers a good range of storage units and worktop space, providing everything needed for day-to-day living.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a versatile second bedroom that could equally be used as a guest room, hobby room or study. Completing the accommodation is a modern level-entry wet room, designed with accessibility and ease of use in mind.

Homeyork House has been designed to provide residents with both independence and a welcoming community atmosphere. A range of communal facilities are available, including a



Tenure: Leasehold
Broadband Coverage: Up to 1000* Mbps
download speed
EPC Rating: D - 60
Council Tax: B - City of York
Current Planning Permission: No current
planning permissions

Imagery Disclaimer: Some photographs and
videos within these sales particulars may have
been digitally enhanced or edited for marketing
purposes. They are intended to provide a general
representation of the property and should not
be relied upon as an exact depiction.

*Broadband speeds are predicted based on the
address entered. You should check with
broadband suppliers in your area to confirm your
maximum speed available.



residents' lounge, laundry room, beautifully maintained
gardens and bookable guest accommodation with en-suite
facilities for visiting family and friends. Resident and visitor
parking is also available on-site.

Fulford remains one of York's most sought-after locations,
offering an excellent range of everyday amenities including
shops, cafés and healthcare facilities, together with regular
bus services providing easy access into York city centre. The
nearby riverside walks and green spaces further enhance the
appeal of this popular residential area.

Offering comfortable accommodation, excellent communal
facilities and a convenient location within one of York's most
desirable suburbs, this is an ideal opportunity for those looking
to enjoy independent retirement living in a secure and
welcoming environment, offered to the market with no onward
chain.

Lease Details:

Lease Length - 117 years remaining.

Service Charge - £3882 annually.

Ground Rent - £650 annually.

Partners:

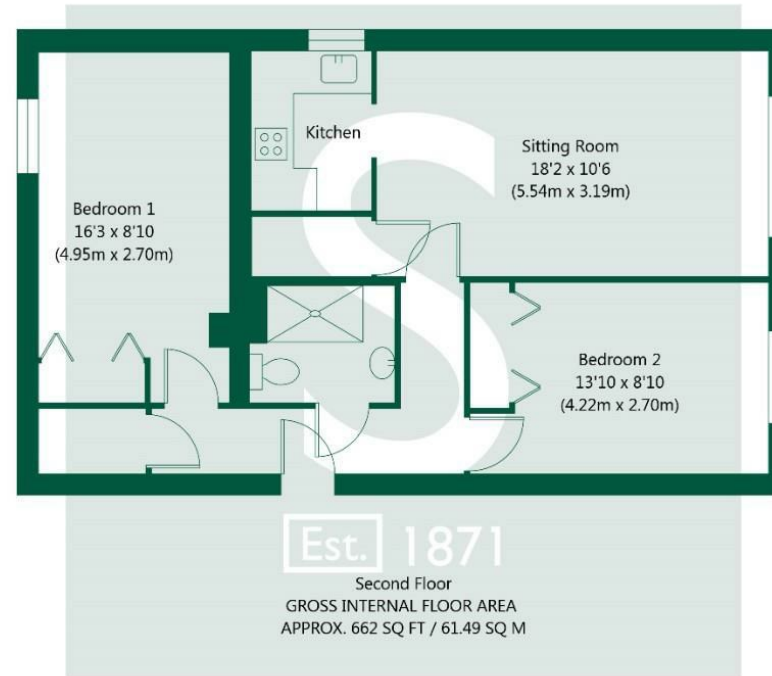
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Homeyork House, Danesmead Close , York, YO10 4QX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 662 SQ FT / 61.49 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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